

RESOLUTION NO. 07-

RESOLUTION OF THE TOWN COUNCIL
OF THE TOWN OF MAMMOTH LAKES, STATE OF CALIFORNIA,
ESTABLISHING POLICIES FOR THE PROCESSING OF MAJOR LAND USE
DEVELOPMENT APPLICATIONS
IN RELATIONSHIP TO THE 2007 GENERAL PLAN

WHEREAS, the Town Council has adopted nine policies regarding the processing major land use development permit applications submitted concurrently with the General Plan Update process; and

WHEREAS, the Town Council directed the Town Manager to prepare step-by-step procedures to implement these policies;

NOW, THEREFORE, BE IT RESOLVED that the Town Council of Mammoth Lakes does hereby affirm the attached Policy for Processing major Land Use Development Permit Applications, and direct the Town Manager and Planning Commission to evaluate permit application in accordance with the adopted policy.

APPROVED AND ADOPTED THIS 20th day of June, 2007.

KIRK A. STAPP, Mayor

ATTEST:

ANITA HATTER, Town Clerk

Town Council of the Town of Mammoth Lakes
Policies for the Processing of Major Land Use Development Applications
in Relationship to the 2007 General Plan

The following policies shall apply to the processing, consideration, and approval or disapproval of land use and development permit applications. When taking action to approve or deny a major land use and development permit application, the review authority shall make the findings that the approval of the application is consistent with these policies.

1. The Town of Mammoth Lakes will use its best judgment in evaluating all new development proposals.
 - a. The GPU Vision applies to the whole community, which means that an individual project does not have to meet every element of the Vision statement.
 - b. Town discretionary density bonuses and increases are not a given.
 - c. Discretionary decision evaluations will be influenced by the thirteen (13) resource documents and public input, and other information.
2. A "Major Land Use Development Permit Application" ("Permit Application") shall be defined as an application for a tentative map, use permit, master plan, or specific plan that requests or requires an amendment(s) to the Town of Mammoth Lakes Zoning Code, adopted General Plan, and any proposed development agreement or significant amendment to an existing development agreement. "Applicant" shall be the person or entity of record filing the Permit Application with the Town. A Major Land Use Development Permit Application shall not include tentative map or use permit applications that request now-permitted discretionary actions, such as additional density.
3. An Applicant that has filed a Major Land Use Development Permit with the Town of Mammoth Lakes that has not been acted upon by the Town Council as of April 18, 2007, shall have prepared a "District Plan." The District Plan, in conjunction with other application information described in Section 7, will be used by the Town of Mammoth Lakes in considering approval, approval with modifications, or denial of the Permit Application.
4. "District Planning" shall be defined as the analysis and planning of a larger geographic area surrounding a Permit Application. District

Planning Areas will be defined around a Permit Application to analyze the context of surrounding areas and neighborhoods that can be reasonably determined to related to, and be affected by, the subject application through aesthetics, land use, density, population, mobility, or public service infrastructure. The Community Development Director will recommend, and the Planning Commission shall establish, the boundaries of District Planning Areas. Exhibit 1, “District Planning Areas” includes a “District Map” and the “Physical Development Diagram” that provide guidance in defining District Planning Areas.

5. “District Planning Process,” shown in Exhibit 2, describes the major steps, sequence of events, and participants involved in preparing District Plans. This process allows thorough understanding of issues, opportunities, and constraints; analysis of relevant information; exploration of plan alternatives; and extensive community participation. Exhibit 3, “Major Land Use Permit Application & Model District Planning Process,” illustrates the general timing and relationship of District Planning with current major permit applications.
6. District Planning may result in a three types of documents: 1. Special Study, 2. Master Plan, or 3. Specific Plan. In general, special studies are not enacted by the Town of Mammoth Lakes, are intended to provide relevant information to inform decision-makers about a district and the subject permit application, and have no regulatory authority. Master plans may provide a similar level of information and are intended to be enacted by ordinance for a specified area. A specific plan may be enacted by ordinance or resolution and provides additional information to describe specific actions, responsibilities, financing, and phasing. For example, a specific plan may include infrastructure improvements related to a requested development agreement. Master plans and specific plans have regulatory authority.
7. Exhibit 4, “Model District Plan Organization,” describes the general content and organization of a district plan. The Community Development Director will recommend, and the Planning Commission shall establish, the required content of each District Plan. Community benefits shall be incorporated into District Plans and shall not compromise the Town’s vision or planning.
8. The Town of Mammoth Lakes will evaluate Permit Applications and approve, approve with modifications, or deny the Permit Application only after thoroughly evaluating the Permit Application with the following information:
 - a. Adopted plans, ordinances, and guidelines of the Town of Mammoth Lakes.

- b. The following thirteen (13) resource documents:
 - i. The Town of Mammoth Lakes 1987 General Plan, as amended,
 - ii. The Vision Statement, dated December, 1992 and amended May 1998,
 - iii. Physical Development & Mobility Study, accepted August 6, 2006,
 - iv. "Town of Mammoth Lakes Community Stakeholders: Vision for the Future," PowerPoint presentation, dated August, 2006,
 - v. UCSB Report to the Town of Mammoth Lakes, dated September, 2006,
 - vi. Peer Resort Tour Reports, August, 1999 and December 6, 2006,
 - vii. Community benefits reports and presentations, dated, November 1, 2006 (two), December 13, 2006, and January 24, 2007,
 - viii. Mammoth Lakes Trails and Public Access Trail Inventory, January 12, 2007,
 - ix. Town Council General Plan Update Policy Issues report, January 31, 2006,
 - x. Draft General Plan Update, dated May, 2007,
 - xi. Town of Mammoth Lakes Market and Strategy Study for the Town of Mammoth Lakes, by Economic Research Associates, (in progress),
 - xii. Draft Term Sheets (in progress), and
 - xiii. Town of Mammoth Lakes Parks and Recreation Master Plan, (in progress).
- c. "District Plans" as described above.
- d. Additional information reasonably determined by the Town of Mammoth Lakes necessary to evaluate the permit application, such as:
 - i. Required permit application information,
 - ii. Appropriate environmental impact analyses,
 - iii. Market, fiscal impact, and project pro forma analysis, and
 - iv. Written and oral public comments.